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Advocate

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Ref. No.

Date : 11/07/2019

TITLE VERIFICATION AND NON ENCUMBRANCE CERTIFICATE TO WHOMSOEVER IT MAY CONCERN

Under the instruction from **Mr. Ghanshyam Wasudeorao Dhokne**, Proprietor of **M/s WKD Builders & Developers** I have personally investigated and verified the title relating to **ALL THAT** piece and parcel of land bearing **Plot No. 20**, admeasuring about **647.50 Square Meters (OR 6969.69 Square Feet)**, being a portion of the entire land bearing Khasra Nos. 29 & 30 of **Mouza- Lavha**, P. H. No. 4, within the limits of Grampanchyat- Lavha, in Tahsil-Nagpur (Gramin) and District- NAGPUR belongs to **Mr. Ghanshyam Wasudeorao Dhokne** and my findings as under:-

LEGAL SCRUTINY REPORT

1. Description and Area of property proposed to be mortgaged. Specific number(s) and address of property along with four boundaries and measurements:-

ALL THAT piece and parcel of land bearing **Plot No. 20**, admeasuring about **647.50 Square Meters (OR 6969.69 Square Feet)**, being a portion of the entire land bearing Khasra Nos. 29 & 30 of **Mouza- Lavha**, P. H. No. 4, within the limits of Grampanchyat- Lavha, in Tahsil-Nagpur (Gramin) and District- NAGPUR and bounded as under:-

ON THE EAST	:	Plot No. 19
ON THE WEST	:	Khasra Boundary
ON THE NORTH	:	15.00 Meters Wide Road
ON THE SOUTH	:	Plot Nos. 21, 22 & 23

2. Nature of Property (Whether Agricultural, Non-Agricultural, Commercial, Residential or Industrial. If Non Agricultural, the reference and date of conversion order from the competent authority should be mentioned):-

The aforesaid Plot has been used for residential purpose. The aforesaid the land bearing Khasra Nos. 29 & 30 admeasuring about 1.42 Hectares (OR 14200 Square Meters) is diverted for Non-Agricultural use by Order Dated 21-10-2002 by the Collector, Nagpur, passed in revenue Case No. 143/NAP-34/2001-2002 of Mouza- Lavha

3. Name of the Mortgagor / Owner and status in the Account i.e. borrower or guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee. In case the Mortgagor is Partner / Director / Trustee who is mortgaging the property on behalf of Partnership / Company / Trust / whether he / she/they has/have the authority. Copy of the Resolution / Memorandum & Articles of Association / Trust Deed etc. whether examined and verified:- Not applicable

4. Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken:-

That, after verification of available record of Sub-Registrar Nagpur and documents placed for my perusal, it is clearly shows that, **Mr. Ghanshyam Wasudeorao Dhokne** has/have good and valid marketable title has/have full right to transfer the Apartments/Units in favour of **prospective borrower(s)** and the said prospective borrower(s) shall every right to mortgage the said property in favour of Bank.

5. Whether the property is Freehold or Leasehold. If Lease hold then period of lease, and if Free hold whether Urban Land Ceiling Act applies and permissions to be obtained:-

After going through the documents it reveals that the aforesaid property is freehold property, the Building Map is duly approved and sanctioned by the Assistant Engineer, Nagpur Metropolitan Region Development Authority, Nagpur, vide his Building Permit No. B.E.(NMRDA)/South/Nagpur(Rural)/No. MB-LAVA-20/2019051536/ 1742 Dated 03-07-2019, therefore no permission shall be require from competent authority ULC Nagpur.

6. Source of Property i.e., Self acquired or Ancestral. If Ancestral then mode of succession and whether original Will / Probate is available:-
Ancestral

7. Whether the Mortgagor is Co-owner / Joint Owner and / or any partition of the Property is made between the members of the family through Partition Deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement:-

Mr. Ghanshyam Wasudeorao Dhokne becomes an exclusive, absolute and full Owner(s) of aforesaid property having valid Title Deed.

8. Whether the Mortgagor is in exclusively possession of the property or it is leased / rented out to third party:-

At present, the aforesaid property is in possession of **Mr. Ghanshyam Wasudeorao Dhokne**.

9. Whether the Property is mutated in municipal / revenue records and Mortgagor's name is reflecting and if not, the reason thereof:-

Hing

After going through the documents, it reveals that, **Mr. Ghanshyam Wasudeorao Dhokne** has/have mutated his/her/their/its name(s) in the record of Gram Panchyat, Revenue Authority and Nagpur Metropolitan Region Development Authority, Nagpur.

10. Whether any restriction for creation of Mortgage is imposed under Central / State / Local Laws. If yes, then specify whose consent or permission would be required for creation of mortgage:- No

11. Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list:-

Sr No	Date of document	Description of the document	Whether Original/or Xerox
1	27-10-2017	Relinquishment Deed Dated 27-10-2017 in respect of land bearing Plot No. 20 including other plots, executed by Smt. Kalpana Wasudeorao Dhokne, Shri Ravi Wasudeorao Dhokne & Sau. Archana Sachin Kapse (Maiden name Ku. Archana Dhokne) in favour of Mr. Ghanshyam Wasudeorao Dhokne , which is duly registered in the Office of Sub-Registrar Nagpur-7 at Serial No. 8683.	Original
2	19-07-1985	Registered Sale Deed Dated 19-07-1985 in respect of land bearing Khasra No. 221 admeasuring about 0.93 Hectares (OR 2.30 acres), executed by Smt. Devkabai Khemnath Kosare & Shri Kishor Somnath Kosare in favour of Shri Wasudeorao Keshavrao Dhokne, which is duly Registered in the Office of Sub-Registrar Nagpur City-1 at Serial No. 3352.	Xerox
3	29-04-1989	Registered Sale Deed Dated 29-04-1989 in respect of land bearing Khasra No. 221 admeasuring about 0.48 Hectares, executed by Smt. Devkabai Khemnath Kosare, Shri Kishor Somnath Kosare & Sau. Venubai Sitaramji Mankar in favour of Shri Wasudeorao Keshavrao Dhokne, which is duly Registered in the Office of Sub-Registrar Nagpur City-1 at Serial No. 2334 and Registration No. 2322 (P).	Original
4	30-06-2006	ULC Order Dated 30-06-2006	Xerox
5	05-07-2006	ULC Order Dated 05-07-2006	Xerox
6	21-10-2002	N. A. Order Dated 21-10-2006	Original
7		Seven-Twelve Extract	Original
8		Layout Map	Original
9		Tax Receipt	Original
10	02-05-2019	Release Letter Dated 02-05-2019	Original
11	03-07-2019	Building Permit No. B.E.(NMRDA)/South/Nagpur (Rural)/No. MB-LAVA-20/2019051536/ 1742 Dated 03-07-2019	Original
12		Building Map	Original
13	09-07-2019	Deed of Declaration Dated 09-07-2019 in respect of "WKD NEST" executed by Mr. Ghanshyam Wasudeorao Dhokne , which is duly registered in the Office of the Joint Sub-Registrar Nagpur-Gramin-10 at Serial No. 7257.	Original

12. Whether the Advocate has personally visited the Sub-Registrar/ Revenue /Municipal office and examined the records:- Yes

13. Whether the Search is being made for the period of -30- years along with the observation. If no, reason thereof:- Yes

- (i) Period for which record searched:- 1990 to 2019 i.e. for 30 years
- (ii) Date of Visit of Registrar of Assurances office and Name of offices/Authorities in whose office search taken:- 20-06-2019 & 11-07-2019 in Sub-Registrar Nagpur
- (iii) Application Number, Receipt Number and Amount:-
Application No. 3132/2019 & Receipt No. 4803516 of Rs. 325/-
& Challan No. MH003881393201920E Receipt No. 1111575980 of Rs. 425/-

14. Details of documents examined / scrutinized (This should be in chronological order with serial numbers, type / nature of document, date of execution, parties, date of registration details including the details of revenue/ society record, etc.):

I have already mentioned entire details i.e. date for documents, description of document and verification of Original or Xerox of documents in Clause No. 11 of this Title Verification Report, please read and refer Clause No. 11.

15. Tracing of chain of title in favour of the Mortgagor / owner starting from the earliest document available. The nature of document / Deed conveying the title should be mentioned with description of parties along with the type of right it creates:-

I have personally verified and investigated the record of Joint Sub-Registrar Nagpur for the periods from 2003 to 2017 of **Mouza- Lavha**, it reveals that **ALL THAT** piece and parcel of land bearing **Plot No. 20**, admeasuring about **647.50 Square Meters (OR 6969.69 Square Feet)**, being a portion of the entire land bearing Khasra Nos. 29 & 30 of **Mouza- Lavha**, P. H. No. 4, within the limits of Grampanchyat- Lavha, in Tahsil-Nagpur (Gramin) and District- NAGPUR belongs to **Mr. Ghanshyam Wasudeorao Dhokne**.

After going through the documents it reveals that **ALL THAT** piece and parcel of land bearing Khasra No. 221, admeasuring about 0.93 Hectares (OR 2.30 acres) of Mouza- Lavha, P. H. No. 4, within the limits of Grampanchyat- Lavha, in Tahsil-Nagpur (Gramin) and District- NAGPUR, Originally belonged to Shri Wasudeorao Keshavrao Dhokne, having purchased the same by him from Smt. Devkabal Khemnath Kosare & Shri Kishor Somnath Kosare, by a Sale Deed Dated 19-07-1985, which is duly Registered in the Office of Sub-Registrar Nagpur City-1 at Serial No. 3352 on even date. The said portion of land lateron renumbered as Khasra No. 29.

ALL THAT piece and parcel of land bearing Khasra No. 221, admeasuring about 0.48 Hectares of Mouza- Lavha, P. H. No. 4, within the limits of Grampanchyat- Lavha, in Tahsil-Nagpur (Gramin) and District- NAGPUR, Originally belonged to Shri Wasudeorao Keshavrao Dhokne, having purchased the same by him from Smt. Devkabal Khemnath Kosare, Shri Kishor Somnath Kosare & Sau. Venubai Sitaramji Mankar, by a Sale Deed Dated 29-04-1989, which is duly Registered in the Office of Sub-Registrar Nagpur City-1 at Serial No. 2334 and Registration No. 2322 (P) on even date. The said portion of land lateron renumbered as Khasra No. 30.

ALL THAT piece and parcel of land bearing Khasra Nos. 29 & 30, total admeasuring about 1.42 Hectares, held in Class 1 Occupancy Rights of Mouza- Lavha, P. H. No. 4, within the limits of Grampanchyat- Lavha, in Tahsil-Nagpur (Gramin) and District- NAGPUR came within the preview of the Nagpur urban agglomeration and the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17-02-1976, accordingly Shri Wasudeorao Keshavrao

Dhokne filed his Statement/Return Under Section 6 (2) of the said Act before the Deputy Collector and Competent authority, U.L.C., Nagpur, which was registered as ULC Case no. 285/2006 and on completion of his enquiry in respect of the aforesaid case the Competent Authority U.L.C. Nagpur vide his Order Dated 30-06-2006 declared 4500 Square Meters of land as a Retainable land and remaning land admeasuring about 9700 Square Meters was declared as a Surplus vacant land within the meaning of the said Act.

The Competent Authority ULC Nagpur, also allowed Shri Wasudeorao Keshavrao Dhokne to submitted a scheme in respect of surplus land under section 20 (1) (a) of Urban Land (Ceiling & Regulation) Act 1976 on the Pattern of Talegaon Dabhade Scheme within 60 days from the date of order. Accordingly, Shri Wasudeorao Keshavrao Dhokne applied for exemption to the aforesaid surplus land under section 20 (1) (a) of Urban Land (Ceiling & Regulation) Act 1976 in respect of the said excess land for providing plots and/or construction of tenements in accordance with the special dispensation issued by the Government Resolution, Housing and Special Assistance Department No. CSC/ULC/1091/5(3977) dated 15-01-1992. That the General Administration Department & Government of Maharashtra Housing and Special Department, through Competent Authority Urban Land Ceiling, Nagpur, is satisfied that having regard to the location of the land, the purpose for which the land is being of or is proposed to be used and other relevant factors. Therefore in exercise of the power of conferred by Sub-Section (1) (a) of Section 20 of the said Act, by order No. ATP/ULC/TD(884)/2006/1650 Dated 31-07-2006 exempted the aforesaid Surplus Vacant land from the provision of Chapter III of the said Act subject to the condition therein on the Talegaon Dabhade Pattern.

The aforesaid Shri Wasudeorao Keshavrao Dhokne lateron prepared a layout on the said land bearing Khasra Nos. 29 & 30 of Mouza- Lavha by carving out various Plots of different sizes therein and the said layout is duly approved and sanctioned by the Assistant Director, Town Planning, Nagpur vide its letter No. ससनाग/1740 Dated 10-05-2010.

The aforesaid the land bearing Khasra Nos. 29 & 30 admeasuring about 1.42 Hectares (OR 14200 Square Meters) is diverted for Non-Agricultural use by Order Dated 21-10-2002 by the Collector, Nagpur, passed in revenue Case No. 143/NAP-34/2001-2002 of Mouza- Lavha.

The said Shri Wasudeorao Keshavrao Dhokne left for heavenly abode on 14-12-2016 and consequent upon his demise/death the aforesaid property devolved upon his Widow namely Smt. Kalpana Wasudeorao Dhokne and his two sons namely Mr. Ghanshyam Smt. Kalpana Wasudeorao Dhokne & Mr. Ravi Smt. Kalpana Wasudeorao Dhokne and his married daughter namely Mrs. Archana

Sachin Kapse by way of Intestate succession, being the only legal heirs of the deceased.

The aforesaid Smt. Kalpana Wasudeorao Dhokne & Mr. Ravi Wasudeorao Dhokne and Mrs. Archana Sachin Kapse lateron relinquished their right, title and interest in the aforesaid property in favour of **Mr. Ghanshyam Wasudeorao Dhokne**, by executing Relinquishment Deed Dated 27-10-2017, which is duly registered in the Office of Sub-Registrar Nagpur-7 at Serial No. 8683. As a result therefore **Mr. Ghanshyam Wasudeorao Dhokne** becomes an exclusive, absolute and full Owner of the aforesaid property, with heritable and transferable right therein and the same is duly mutated in his name in the relevant records.

The aforesaid land is situated in the area covered by the Nagpur Metropolitan Area. Accordingly, **Mr. Ghanshyam Wasudeorao Dhokne** applied to the Nagpur Metropolitan Development Authority for regularize his plot. After payment of requisite Development Charges the Nagpur Metropolitan Development Authority released the aforesaid Plot vide Release Letter No. DPC/RL/201 Dated 02-05-2019. As per the said Release Letter Dated 02-05-2019 the area of the said Plot No. 20 is shown and declared as 647.5 Square Meters.

The aforesaid **Mr. Ghanshyam Wasudeorao Dhokne** has decided to develop the aforesaid plot of land into Commercial-Cum-Residential Estate thereon consisting various Shops and various self contained separate Apartments therein by utilizing and consuming the available permissible F.S.I. as per the sanctioned building plan through his Proprietary concern namely **M/S WKD Builders & Developers**. Accordingly, **Mr. Ghanshyam Wasudeorao Dhokne** prepared the building plan proposed to be constructed on the said plot of land to be known and styled as "**WKD NEST**" and the same is duly sanctioned by the Assistant Engineer, Nagpur Metropolitan Region Development Authority, Nagpur, vide his Building Permit No. B.E.(NMRDA)/South/Nagpur (Rural)/No. MB-LAVA-20/2019051536/ 1742 Dated 03-07-2019.

Handwritten signature

That, in order to hold clear title over the respective Apartment holder with heritable and transferable right therein, the Owner has submitted the said property to the provisions of Apartment Ownership Act 1970 by executing registered Deed of Declaration Dated 09-07-2019, which is duly registered in the Office of the Joint Sub-Registrar Nagpur-Gramin-10 at Serial No. 7257.

16. Whether there is any doubt/suspicion about the genuineness of the original documents. If yes, then specify:-

I have verified the Original documents and found to be genuine and that there are no variations between the Xerox copies of document provided by the Owners and Original documents shown by the Owners/holder of documents.

17. The final Certificate of the Advocate confirming that title of the property(s) to be mortgaged is examined by him and the same is / are clear and marketable:-

CERTIFICATE

This is to certify, that I have taken personal search of the property, reflected in the Registered Relinquishment Deed Dated 27-10-2017, which is duly registered in the Office of Sub-Registrar Nagpur-7 at Serial No. 8683 and found that the property in the hands of present Owner(s) is free from all encumbrances and lien and hence I hereby certified that **Mr. Ghanshyam Wasudeorao Dhokne** has/have clean, clear, good and valid marketable title in respect of the aforesaid property and has/have every right to develop the said property and also every right transfer the said property in favour of prospective purchasers.

Naturally therefore, the prospective purchaser will also get equal good perfect and marketable title over their respective family unit in the said scheme also with proportionate share and interest in the said land. That it is needless to mention here that on obtaining sale deed, such purchaser can very well mortgage his/her/their property to Bank by way of security for the repayment of Housing Loan, if any advanced to him/her/them.

18. List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional document required in addition to the documents available:-

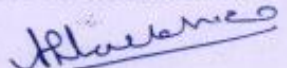
- 1) Original Registered Agreement to Sell **OR** Sale Deed to be executed in favour of **Prospective Borrower(s)**.
- 2) Copy of Registered Relinquishment Deed Dated 27-10-2017
- 3) Copy of Registered Sale Deed Dated 19-07-1985
- 4) Copy of Registered Sale Deed Dated 29-04-1989
- 5) Copy of ULC Order Dated 30-06-2006
- 6) Copy of ULC Order Dated 05-07-2006
- 7) Copy of N. A. Order
- 8) Copy of Release Letter
- 9) Copy of Sanction Building Map with Building Permit
- 10) Latest Seven Twelve Extract
- 11) Copy of Latest Tax Receipt

19. Whether any additional formalities to be completed by the proposed mortgagor. If yes, state specifically in case of flat(s) / property(s) in Co-op Societies, whether allotment letter, possession letter, share certificate, affidavit, Power of Attorney etc. is required:- Not Applicable.

20. Whether the property is enforceable under SARFAESI Act, in DRT and Court:-

As stated in above-mentioned Clause No. 11 of this report, I have verified all the relevant documents placed for my perusal, it reveals that these documents are duly stamped, genuine and are in force. The aforesaid documents are enforceable in the Court/Debts Recovery Tribunal. These documents are valid and legal for the purpose of security under Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act.

Nagpur
Dated : 11-07-2019


(Anil P. Narkhede)
Advocate

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक

3952

दिनांक 20/12/20 सन २०

दस्तऐवजाचा प्रकार—

सादर करणाराचे नाव—

खालीलप्रमाणे फी मिळाली :—

नोंदणी फी

नक्कल फी (फोलिओ)

पृष्ठांकनांची नक्कल फी

टपाल खर्च

नकला किंवा जापने (कलमे ६४ ते ६७)

शोध किंवा निरीक्षण

दंड—कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ)

इतर फी (मागील पानावरील) बाब क्र.

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एकूण

दस्तऐवज

नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

R. Dhole
सह-दुय्यम निबंधक, विनोद
नागपुर शहर क्र.१

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवावा.

हवाली करावा.

सादरकर्ता,

MH003881393201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
11 Jul 2019	Receipt	Receipt no.: 1111575980
Name of the Applicant : Adv Anil Prabhakar Narkhede		
Details of property of which document has to be searched :		Dist :Nagpur Village :Lavha S.No/CTS No/G.No. : 20
Period of search :		From :2003 To :2019
Received Fee :		425
The above mentioned Search fee has been credited to government vide GRN no :MH003881393201920E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php '.		



CHALLAN
MTR Form Number-6



GRN MH003881393201920E	BARCODE	Date 11/07/2019-09:07:58	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee Other Items		TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	Adv Anil Prabhakar Narkhede	
Location PUNE	Flat/Block No.		
Year 2019-2020 One Time	Premises/Building		
Account Head Details	Amount In Rs.	Road/Street	
0030072201 SEARCH FEE	425.00	Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In	Four Hundred Twenty Five Rupees Only
Total	425.00	Words	
Payment Details BANK OF BARODA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	02003942019071100116
Cheque/DD No.		Ref. No.	115379820
		Bank Date	11/07/2019-09:09:18
Name of Bank		RBI Date	Not Verified with RBI
Name of Branch		Bank-Branch	BANK OF BARODA
		Scroll No. , Date	Not Verified with Scroll

Department ID : 648027340

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : Not Available

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0002041530201920	11/07/2019-09:28:30	IGR002	425.00
Total Defacement Amount					425.00